

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, December 20, 2018, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Pasko at 6:30 p.m.

COMMISSIONERS PRESENT: Lupo, Mayhew, Parker, Pasko, Rutkowski, Sarnacki

COMMISSIONERS EXCUSED: Adamczyk, Benson, Duran

ALSO PRESENT: Ben Tallerico, Planning Consultant
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Lupo to approve the minutes of the Meeting of October 18, 2018 and November 15, 2018. MOTION PASSED

OLD BUSINESS:

None

NEW BUSINESS:

- 1. PUBLIC HEARING** – A request from 1st Metro-Wyandotte, LLC, Applicant and owner, for a Certificate of Occupancy for two (2) apartments on the 2nd floor at 2909 Biddle Avenue, Wyandotte, in a CBD Zoning District where the proposed conflicts with Section 1301.D of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER RUTKOWSKI, Supported by Commissioner Mayhew
WHEREAS, the Planning Commission received a request from 1ST Metro-Wyandotte, LLC, Owner and Appellant, for a Certificate of Occupancy for two (2) residential units on the second floor at 2909 Biddle Avenue, Wyandotte in the Central Business District (CBD);
AND

WHEREAS, the Planning Commission held the required public hearing on December 20, 2018, where comments were heard and made part of the file;

NOW, THEREFORE BE IT RESOLVED that the Planning Commission approves the Certificate of Occupancy for two (2) residential units on the second floor at 2909 Biddle Avenue, Wyandotte, provided the Zoning Board of Appeals approves a parking variance.

YES: Lupo, Mayhew, Parker, Pasko, Rutkowski, Sarnacki
NO: None ABSENT: Adamczyk, Benson, Duran
MOTION PASSED

- 2. PUBLIC HEARING** - A request from 4 Tech Signs (Appellant) and Jonathan Hutchinson, (Owner) for a Building Permit for a Pole Sign at 939 Ford Avenue, Wyandotte in a B-2 Zoning District, per Section 2408.F.1.2.b.1 of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER MAYHEW, Supported by Commissioner Parker Whereas the Commission reviewed the request of 4 Tech Signs (Appellant) and Jonathan Hutchinson (Owner) for a LED Pole Sign at 939 Ford Avenue, Wyandotte in a B-2 Zoning District;

WHEREAS, the Planning Commission held the required public hearing on December 20, 2018, where comments were heard and made part of the file;

NOW THEREFORE BE IT RESOLVED that the Commission **APPROVES** the request of 4 Tech Signs for an LED Pole Sign at 939 Ford Avenue, Wyandotte, Michigan based on the following reason:

Due to the location of the building on the property and the lot constraints

YES: Lupo, Mayhew, Parker, Pasko, Rutkowski, Sarnacki

NO: None ABSENT: Adamczyk, Benson, Duran

MOTION PASSED

- 3. 2019 Capital Improvements Plan.**

MOTION BY COMMISSIONER SARNACKI, Supported by Commissioner Rutkowski, that the 2019 Capital Improvements Plan for the City of Wyandotte dated November 21, 2018, is hereby received: AND

BE IT FURTHER RESOLVED that the Commission forward said 2019 Capital Improvements Plan to the City Council.

YES: Lupo, Mayhew, Parker, Pasko, Rutkowski, Sarnacki

NO: None ABSENT: Adamczyk, Benson, Duran

MOTION PASSED

- 4. Final DRAFT Master Plan.**

MOTION BY COMMISSIONER RUTKOWSKI, Supported by Commissioner Sarnacki, that the Draft 2018 Master Plan for the City of Wyandotte dated December 2018, is hereby received: AND

BE IT FURTHER RESOLVED that the Commission forwards the Draft 2018 Master Plan to the City Council.

YES: Lupo, Mayhew, Parker, Pasko, Rutkowski, Sarnacki

NO: None ABSENT: Adamczyk, Benson, Duran

MOTION PASSED

OTHER BUSINESS:

- Approval of the 2019 Meeting and Filing Deadline Dates.

MOTION BY COMMISSIONER LUPO, supported by Commissioner Parker to approve the 2019 Meeting and Filing Deadline dates.

MOTION PASSED

- Monthly Report from the City Planner.

Mr. Tallerico reviewed the monthly report with the Commission.

PERSONS IN THE AUDIENCE:

None

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER PARKER, supported by Commissioner Rutkowski to: Pay Beckett & Raeder for Planning Consultant fee for December 2018 in the amount of \$700

YES: Lupo, Mayhew, Parker, Pasko, Rutkowski, Sarnacki

NO: None ABSENT: Adamczyk, Benson, Duran

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Parker to adjourn the meeting at 7:25 PM.

PUBLIC HEARING – A request from 1st Metro-Wyandotte, LLC, Applicant and owner, for a Certificate of Occupancy for two (2) apartments on the 2nd floor at 2909 Biddle Avenue, Wyandotte, in a CBD Zoning District where the proposed conflicts with Section 1301.D of the City of Wyandotte Zoning Ordinance.

Chairperson Pasko opened the hearing and asked if there was anyone present who wished to speak about this hearing.

Hussein Mazloun, Owner present.

Mr. Mazloun indicated that they would like to convert the upper commercial area into two (2) residential units.

Susan Zeal, Architect for project. Ms. Zeal indicated that the upper units were not occupied and they were offices.

Commissioner Lupo asked if the items listed on the letter from the City Engineer dated February 2nd have been addressed.

Ms. Zeal indicated that every issue has been addressed.

Commissioner Lupo asked if the City has reviewed it.

Mr. Mazloun stated that the work has not started nor have any permits been issued.

Chairperson Pasko indicated that the owner is here for special approval for the use.

Mr. Mazloun stated that he does not want the area to stay vacant and once the units are converted to residential they will be very nice.

Commissioner Rutkowski asked what the square footage of the units will be.

Mr. Mazloun stated just under 800 square feet with two (2) bedrooms.

There being no other discussion the hearing was closed.

No communications were received regarding this hearing.

PUBLIC HEARING - A request from 4 Tech Signs (Appellant) and Jonathan Hutchinson, (Owner) for a Building Permit for a Pole Sign at 939 Ford Avenue, Wyandotte in a B-2 Zoning District, per Section 2408.F.1.2.b.1 of the City of Wyandotte Zoning Ordinance.

Mr. Tallerico reviewed the Ordinance and requirements and indicated that a pole sign is allowed only when the applicant cannot provide a ground sign. Mr. Tallerico further indicated that there is currently a pole sign at this location.

Chairperson Pasko opened the hearing and asked if there was anyone present who wished to speak about this hearing.

Commissioner Mayhew indicated that the Section that the sign is in violation of should be Section 2408.2.b.1.

Mike Abueida, 4 Tech Sign present.

Mr. Abueida stated that they are requesting to replace a 24 square foot pole sign with a 28 square foot pole sign. The current pole sign is pleasing and there is really no other location for a ground sign that would not interfere with entering or existing the property.

Commissioner Rutkowski asked if the green area just past the current sign could be considered for a ground sign.

Tyler Hutchinson, owner, present.

Mr. Hutchinson indicated that placing a ground sign in that area would obstruct traffic on Electric Street.

Commissioner Rutkowski asked if the driveway on to the property is one-way.

Mr. Hutchinson stated that the driveway just exists onto Ford Avenue.

Commissioner Mayhew indicated that with the right of way on Electric the Owner might not meet the setbacks for a ground sign.

Commissioner Rutkowski asked about the green space on the east side of the building.

Mr. Hutchinson indicated that they are planning to have a survey of the property done because they are not sure where the property lines are on that side of the building.

Commissioner Lupo indicated that the proposed sign will be higher than the building.

Mr. Abueida indicated that the new pole sign could be lowered to be the same height as the building.

Mr. Tallerico asked what the measurement on east side lot line is.

Mr. Hutchinson indicated that they have picnic tables and trash cans on that side, but they are not sure where the property line is.

Commissioner Lupo indicated that this appeal could be held in abeyance until a survey is completed on the property.

Commissioner Parker stated that he does not think there is enough room on the east side and further it would not really serve the business on that side of the property.

There being no other discussion the hearing was closed.

No communications were received regarding this hearing.